



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE., P.O. BOX 90012
BELLEVUE, WA 98009-9012

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

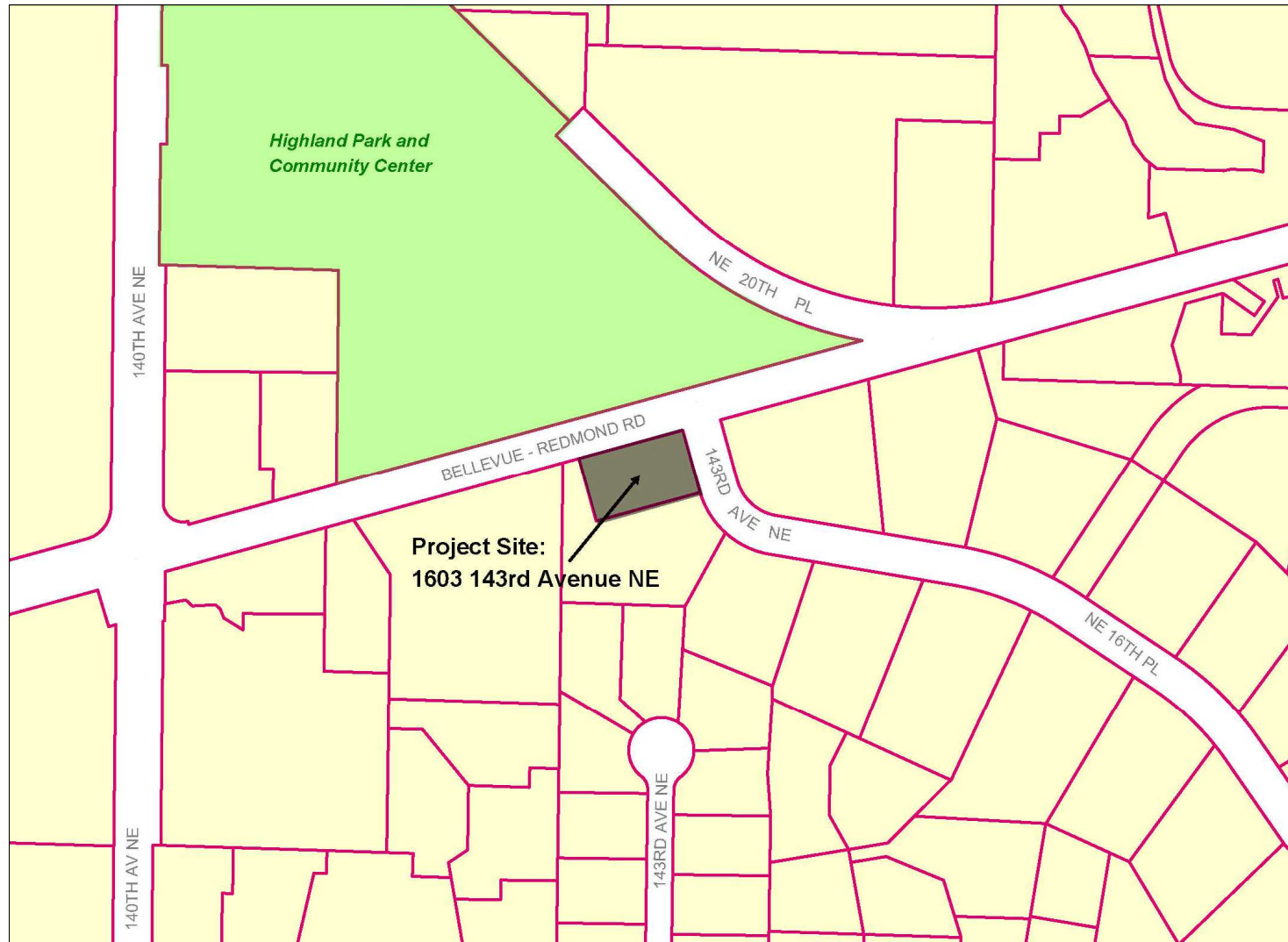
File No. 12-116571-LO
Project Name/Address: Tian Residence
1603 143rd Avenue SE
Planner: Reilly Pittman
Phone Number: 425-452-4350

Minimum Comment Period: July 12, 2012

Materials included in this Notice:

- ☒ Blue Bulletin
- ☒ Checklist
- ☒ Vicinity Map
- ☒ Plans
- ☐ Other: Geotechnical Report and Critical Areas Report in project file

Tian Residence
File Number: 12-116571-LO



City of Bellevue Submittal Requirements	27a
ENVIRONMENTAL CHECKLIST	
4/18/02	
<p>If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call the Permit Center (425-452-6864) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Our TTY number is 425-452-4636.</p>	
BACKGROUND INFORMATION	
<p>Property Owner: T & S MANAGEMENT LLC (XING TIAN)</p> <p>Proponent:</p> <p>Contact Person: CHAOHUA CHANG (If different from the owner. All questions and correspondence will be directed to the individual listed.)</p> <p>Address: 526 14th AVE W KIRKLAND WA 98033</p> <p>Phone: 425. 785. 3992</p>	
<p>Proposal Title: TIAN RESIDENCE</p> <p>Proposal Location: 1603 143rd AVE NE (BEL-RED RD. & 143rd AVE NE) (Street address and nearest cross street or intersection) Provide a legal description if available.</p> <p>Please attach an 8 1/2" x 11" vicinity map that accurately locates the proposal site.</p>	
<p>Give an accurate, brief description of the proposal's scope and nature:</p> <ol style="list-style-type: none"> General description: CONSTRUCT A NEW SINGLE FAMILY HOUSE w/ 2-STORY ABOVE GRADE & A PARTIAL BELOW-GRADE LOWER FLOOR. FINISHED AREA ABOUT 5000 SF. Acreage of site: 16,500 S-F. INCLUDING A 800 SF. A.P.U., PLUS A 500 SF. Number of dwelling units/buildings to be demolished: 0 2-CAR GARAGE. Number of dwelling units/buildings to be constructed: 2 (1 + APU) Square footage of buildings to be demolished: 0 Square footage of buildings to be constructed: 5,000 Quantity of earth movement (in cubic yards): 100 cu per statement below Proposed land use: SINGLE FAMILY Design features, including building height, number of stories and proposed exterior materials: 2-STORY ABOVE GRADE w/ PARTIAL BELOW-GRADE FLOOR. ABOUT 30' BLDG. HT. w/ FIBER-CEMENT SIDING. Other 	

Received
 JUN 15 2012
 Permit Processing

Estimated date of completion of the proposal or timing of phasing:

04/01/2013

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

NO

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

CRITICAL AREA REPORT & GEOTECHNICAL ENGINEERING REPORT

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

NO.

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

CITY'S LAND USE PERMIT & BUILDING PERMIT

Please provide one or more of the following exhibits, if applicable to your proposal.
(Please check appropriate box(es) for exhibits submitted with your proposal):

- ☐ Land Use Reclassification (rezone) Map of existing and proposed zoning
- ☐ Preliminary Plat or Planned Unit Development
Preliminary plat map
- ☐ Clearing & Grading Permit
Plan of existing and proposed grading
Development plans
- ☒ Building Permit (or Design Review)
Site plan
Clearing & grading plan
- ☐ Shoreline Management Permit
Site plan

A. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site: ☐ Flat ☐ Rolling ☒ Hilly ☒ Steep slopes ☐ Mountains ☐ Other

b. What is the steepest slope on the site (approximate percent slope)? 60 %

c. What general types of soil are found on the site (for example, clay, sand, gravel, peat, and muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Ag C: GRAVELLY SANDY LOAM

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

NO.

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

FOUNDATION / BASEMENT EXCAVATION. ALL OF ± 100 C.Y. EOT WILL BE USED FOR FILL. NO IMPORT/EXPORT IS PROPOSED.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
MINOR EROSION MAY OCCUR DURING THE GRADING PHASE OF LAND DEVELOPMENT, BUT SEDIMENTS WILL BE CONTAINED WITHIN THE SITE. EROSION SHOULD NOT OCCUR AFTER DEVELOPMENT.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

30%

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

SILT FENCE

A CRUSHED ROCK PAD AT CONSTRUCTION ENTRANCE.

2. AIR

- a. What types of emissions to the air would result from the proposal (i.e. dust, automobile odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

DUST & VEHICLE ODORS DURING CONSTRUCTION.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

NO.

- c. Proposed measures to reduce or control emissions or other impacts to the air, if any:

HOSE WATERING EXPOSED DIRT, ESPECIALLY NEARBY CONSTRUCTION ENTRANCE.

COVER EXPOSED DIRT W/ STRAWS OR PLASTIC.

3. WATER

- a. Surface

(1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If

appropriate, state what stream or river it flows into.

A SMALL SEASONAL STREAM ABOUT 150' SOUTH OF THE PROPERTY

Kelsey Creek which is a Type-F stream is south of the site on adjacent property.

The subject property is outside of any stream buffers or setbacks

- (2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If Yes, please describe and attach available plans.

THE PROJECT ACTIVITIES IS ABOUT 200' TO THE STREAM WITHOUT IMPACT.

- (3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

NONE.

- (4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

NO.

- (5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

NO.

- (6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

NO.

b. Ground

- (1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.

NO.

- (2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

NONE.

c. Water Runoff (Including storm water)

- (1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

THE SOURCE OF RUNOFF INCLUDES STORMWATER AND OTHER FORMS OF PRECIPITATION (SNOW, HAIL, ETC). DURING CONSTRUCTION, SUCH WATER WILL BE DETAINED IN A TEMPORARY STORAGE FACILITY AND THEN THE TREATED WATER RELEASED TO AN APPROVED LOCATION. AFTER DEVELOPMENT, RUNOFF WILL BE COLLECTED BY A DRAINAGE

- (2) Could waste materials enter ground or surface waters? If so, generally describe. SYSTEM CONSISTING OF DRAIN PIPES AND CATCH BASINS, AND THEN DISPERSED AT APPROVED LOCATION.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

SURFACE WATER IMPACTS ARE REDUCED BY CONTAINING WATER WITHIN THE SITE AS MUCH AS PRACTICALLY POSSIBLE AND DISPERING THE WATER VIA THE NATURAL SHEET FLOW PATH OVER PRESERVED NATURAL GROUND COVER. IMPACTS TO GROUNDWATER SHALL BE VERY MINOR SINCE ONLY A SMALL PORTION OF WATER INFILTRATES INTO SOILS AND REACHES THE GROUNDWATER TABLE. MEASURES FOR MITIGATION OF RUNOFF IMPACTS ARE ADDRESSED IN RESPONSES TO INQUIRIES ITEM C(1) AND C(2) ABOVE.

4. Plants

a. Check or circle types of vegetation found on the site:

☒ deciduous tree: alder, maple, aspen, other cotton, MADRONA

☒ evergreen tree fir, cedar, pine, other

☐ shrubs

☒ grass

☐ pasture

☐ crop or grain

☐ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other

☐ water plants: water lily, eelgrass, milfoil, other

☐ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

(3) CEDARS

(7) MAPLES

(15) FIRS

c. List threatened or endangered species known to be on or near the site.

NO.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

NO.

5. ANIMALS

- a. Check or circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

- ☐ Birds: hawk, heron, eagle, songbirds, other:
☐ Mammals: deer, bear, elk, beaver, other:
☐ Fish: bass, salmon, trout, herring, shellfish, other:

- b. List any threatened or endangered species known to be on or near the site.

NO.

- c. Is the site part of a migration route? If so, explain.

NO.

- d. Proposed measures to preserve or enhance wildlife, if any:

NO.

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy need? Describe whether it will be used for heating, manufacturing, etc.

N.G. FOR HEATING / ELECTRICITY FOR LIGHTING & ALL PLUG-IN EQUIPMENTS

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

NO.

- c. What kinds of energy conservation features are included in the plans of the proposal? List other proposed measures to reduce or control energy impacts, if any:

HIGH-EFFICIENCY FURNACE; LARGER & MORE SOUTH-FACING WINDOWS FOR SOLAR EXPOSURE

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

NO.

- (1) Describe special emergency services that might be required.

N/A

- (2) Proposed measures to reduce or control environmental health hazards, if any.

N/A

b. Noise

- (1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?

TRAFFIC NOISE ON BEL-RED RD.

- (2) What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example, traffic, construction, operation, other)? Indicate what hours noise would come from the site.

CONSTRUCTION NOISE. 8 AM ~ 4 PM M~F.

- (3) Proposed measures to reduce or control noise impacts, if any:

AVOID NOISY TASKS IN EARLY MORNINGS; LOWER RADIO VOLUME;
DESIGN LIVING SPACE AWAY FROM STREET TRAFFIC NOISE (BEL-RED)

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?

VACANT LOT / SINGLE FAMILY

- b. Has the site been used for agriculture? If so, describe.

NO.

- c. Describe any structures on the site.

NO.

- d. Will any structures be demolished? If so, what?

NO.

- e. What is the current zoning classification of the site?

R-2.5 (RESIDENTIAL)

- f. What is the current comprehensive plan designation of the site?

NO. **SF-M, single-family medium density**

- g. If applicable, what is the current shoreline master program designation of the site?

N/A

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

YES. STEEP SLOPE AT SOUTHERN PART OF THE LOT.

- i. Approximately how many people would reside or work in the completed project?

12

- j. Approximately how many people would the completed project displace?

0

- k. Proposed measures to avoid or reduce displacement impacts, if any:

NO.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

12

- g. Proposed measures to reduce or control transportation impacts, if any:

NO.

15. Public Services

- a. Would the project result in an increased need for the public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

NO.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

NO.

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

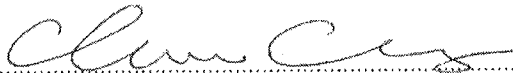
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

ELECTRICITY , NATURAL GAS , WATER

Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature.....



Date Submitted.....

05/14/2012

ZONING DISTRICT	R-2.5
PROPERTY OWNER	T & S MANAGEMENT LLC
PARCEL NUMBER	272505-9146
GROSS LOT AREA	16,500 S.F.
STEEP SLOPE AREA	1,638 S.F.
NET LOT AREA	14,862 S.F.

MAX. LOT COVERAGE FOR STRUCTURE	35%
(14,862 x .35 = 5,201)	5,201 S.F.
BUILDING FOOTPRINT	3,487 S.F.
FRONT PORCH	120 S.F.
CANTILEVERED FLOOR	54 S.F.
PERVIOUS DECK	207 S.F.
TOTAL STRUCTURAL AREA	3,868 S.F.
LOT COVERAGE	26.0% (OK!)

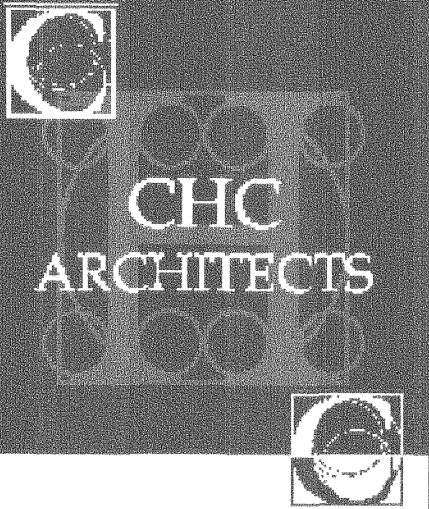
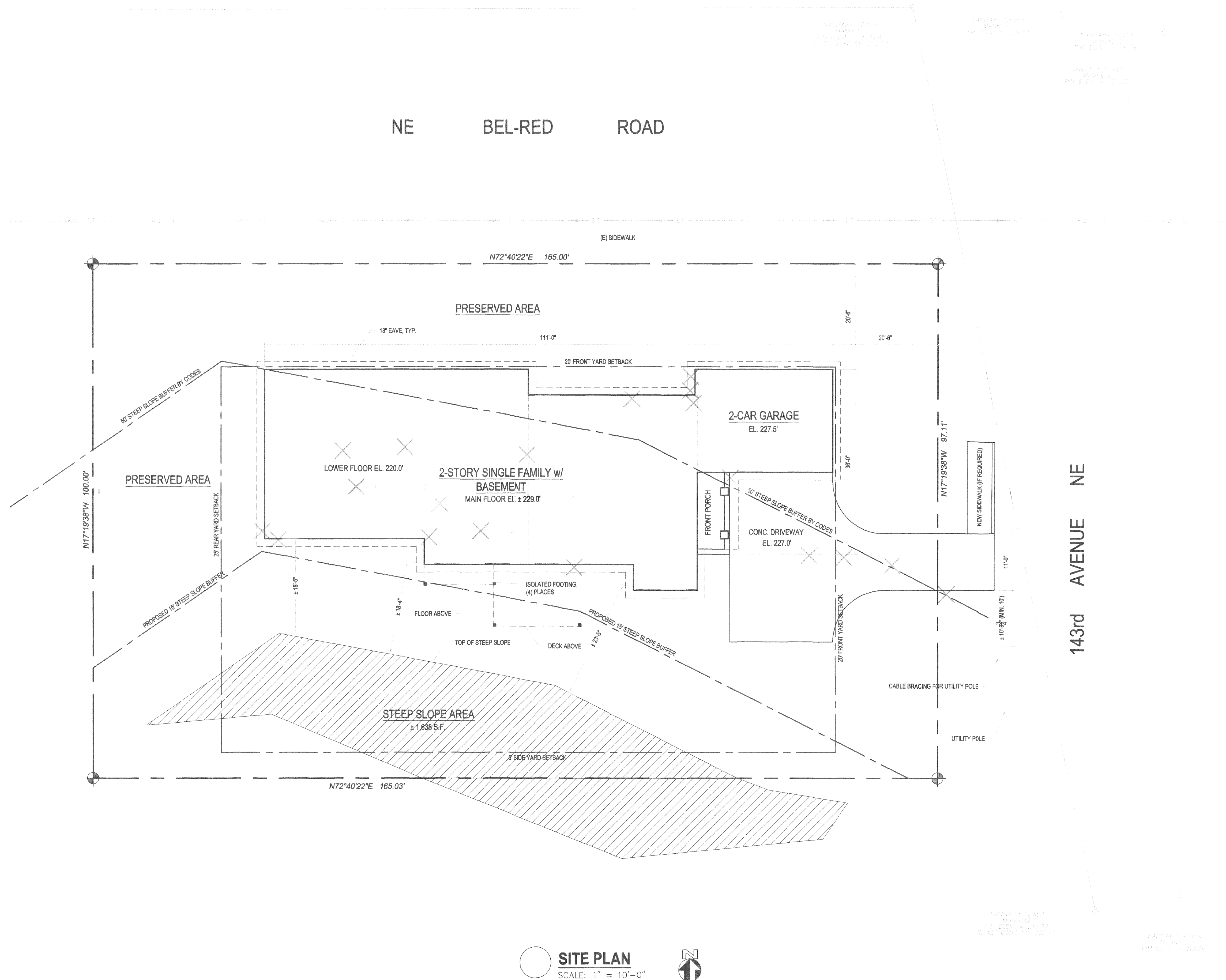
MAX. LOT COVERAGE FOR STRUCTURE	50%
(14,862 x .50 = 7431)	7,431 S.F.
STRUCTURAL AREA (EXCLUDING PERVIOUS DECK)	3,661 S.F.
EAVES	413 S.F.
DRIVEWAY	874 S.F.
TOTAL IMPERVIOUS AREA	4,948 S.F.
IMPERVIOUS SURFACE COVERAGE	33.3 % (OK!)

<u>HEATING FLOOR AREA</u>	
MAIN FLOOR	3,013 SF
UPPER FLOOR	1,134 SF
UPPER FLOOR (A.D.U.)	800 SF
<hr/>	
TOTAL HEATING FLOOR AREA	4,947 SF
UNFINISHED LOWER FLOOR	1,696 SF
GARAGE	528 SF

FRONTYARD SETBACK AREA	1,997 S.F.
LAWN	1,695 S.F.
GREENSCAPE PERCENTAGE	84.8% (50% MIN.)

DIAMETER OF EXIST. SIGNIFICANT TREES	926*
DIAMETER OF REMOVED TREES	319*
DIAMETER OF RETENTIVE TREES (30% MIN.)	607* (65% → OK!)

LOT R4, CITY OF BELLEVUE SHORT PLAT NO. 77-60, RECORDED
UNDER RECORDING NO. 7709120909, RECORDS OF KING
COUNTY, WASHINGTON; SITUATE IN THE COUNTY OF KING,
STATE OF WASHINGTON.



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[illegible]

SHEET TITLE

SITE PLAN

JOB NUMBER

SHEET NUMBER

A1

Received
JUN 15 2012
Permit Processing